

MAYOR
MICHAEL J. DOODY

DEPUTY MAYOR
JOSEPH E. FAUGHNAN

TOWN MANAGER
MICHAEL T. PAULHUS



COUNCIL MEMBERS
ROSE MARIE ANGELONI
DANIEL ARMIN
ANTHONY S. CANDELORA
MARIE E. DIAMOND
CHRIS MANNA
GEORGE MILLER
ALFRED D. ROSE

TOWN OF NORTH BRANFORD

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Meeting Minutes
Economic Development Commission
September 11, 2017
Town Manager's Conference Room
6:00 p.m.

1. Call to Order and Roll Call

Vice Chair Tutor called the meeting to order at 6:03 p.m.

Members present were Joan Tutor, Elisabeth Caplan, Chris Kranick and Scott Small.

Nonmembers present were Town Manager Michael Paulhus, Town Council Member Daniel Armin and Town Planner Carey Duques.

2. Approval of Minutes
a. August 7, 2017

MOTION: Member Caplan moved to accept the minutes of August 7, 2017, seconded by Member Tutor. With all in favor, motion passed.

3. Town Manager's Report

Town Manager Michael Paulhus reported on the following items:

a. Update on 1599 Foxon Road

Town Council approved a Public Hearing to be held on October 25th at the Auditorium. Advertising is being done for the hearing. Members suggested the following areas for advertising: Town website, local newspaper, the North Branford Proud Facebook page as well as the reverse phone system.

Members discussed the format of the hearing as well as presenting an appropriate introduction to inform the public appropriately.

Town Council Armin gave an overview of format and reiterated the reason for the hearing is to give the public the opportunity to voice their opinion.

Members discussed the term “open space” and the options available for an open space parcel. There was a suggestion to define the term at the Public Hearing.

b. Shoreline Chamber Guide

Mr. Paulhus distributed a copy of last year’s ad and asked for member feedback. Members discussed possible changes.

MOTION: Member Small moved to include a small catch phrase to the ad placed in the Shoreline Chamber Guide, seconded by Member Caplan. With all in favor, motion passed.

4. Report from Councilor Daniel Armin, liaison to Town Council

Covered in the Town Manager’s Report.

5. Guest – Town Planner Carey Duques- update

Town Planner Carey Duques reported on the following items:

a. Webinar discussion and Visitation- date in September

Member Caplan opened discussion on the webinar with a brief introduction on the contents. There was discussion on the importance of story-telling and incorporating interesting highlights of the Town to make the site more informative. Suggestions were incorporating the Agriculture Brochure, libraries, scrolling photos, a history, properties for sale, demographics, business of the month as well as additional links to the Town.

There was discussion on focusing first on an EDC webpage and then move on to improve the Town page.

Town Planner Carey Duques opened discussion on the Orange website, members remarked on the interactive features of the site.

There was discussion on acquiring a domain name for a EDC website. Members talked about an EDC coordinator taking on the responsibility of keeping the site updated.

Ms. Duques will approach Dennis Pannone to develop an idea and bring it back to the EDC for overview.

A “Why North Branford” section was suggested, members will give some suggestions.

b. Orange website

Covered under a. Webinar Discussion

c. North Branford Website- change recommendations

Covered under a. Webinar Discussion

d. Apartments/businesses – recommendations regarding zoning changes

Town Planner Carey Duques overviewed a recent referral from Planning and Zoning which includes a Foxon Road business with an application for apartments. Ms. Duques overviewed a contradiction in the current zoning regulations and asked EDC for their opinion.

After an overview from Ms. Duques, members discussed the benefits and restrictions between the contradiction.

There was discussion on 1599 Foxon Road and how the regulations would affect the property.

Ms. Duques asked if members have a recommendation for a 10,000 or 20,000 square foot requirement for a regulation minimum.

10,000 square feet lot requirement per dwelling unit was suggested by members.

Ms. Duques reported on area town regulations in a comparison to current North Branford regulations.

MOTION: Member Small moved to clarify the zoning regulations to match the bulk regulations where standard b2 is allowed for a minimum of 10,000 square feet per dwelling seconded by Member Kranick. With all in favor, motion passed.

MOTION Member Small moved to eliminate item c. under regulation 42.4.5 in the current Zoning Regulations stipulating one bedroom units. Seconded by Member Caplan. With all in favor, motion passed.

e. First Impression's Program

Town Planner Carey Duques reported a date of September 26th at 9:30 has been set. The group will include EDC Members Scott Small, Joan Tutor, Jan Finch, Town Councilor Daniel Armin, Town Manager Michael Paulhus and herself.

6. Old Business

a. 1599 Foxon Road

Reported under Town Manager's Report

b Rex – Upcoming meeting September 22, 2017

Vice Chair Tutor reported that Chairman Finch will attend the meeting.

7. New Business

a. Facebook – Liz

Member Caplan had nothing to report at this meeting.

b. Jess- Secretary Recreation

Member Caplan reported that Jess is the new full time secretary at the Park and Recreation Department.

b. Business Breakfast, late January 2018

Vice-Chair Tutor reported that Chairman Finch is working on a date for the second Business Breakfast which, looks like late January.

Members discussed the potential of a pop up Farm to Table dinner.

Member Caplan offered to spear head the effort.

Town Planner Carey Duques informed Member Caplan that Lynn DeFrancesco is interested in Farm to Table.

c. Shoreline Chamber Replacement- discussion and possible action

Member Kranick informed members his schedule has limited his ability to remain as the Chamber EDC representative and asked for a replacement.

MOTION: Member Caplan moved, seconded by Member Small to appoint Member Tutor to replace Member Kranick as the liaison from the EDC to the Shoreline Chamber Board.

8. Commission Reports

- a. Real Estate – Vice Chair Tutor reported she received a report on commercial sales in North Branford, from January 1 to present with 0 sales and 3 leases. She also reported the upper portion of Foxon Road appears to be more in demand than the area approaching Guilford.

Members discussed Cisco’s new building and the potential of a ribbon cutting.

Member Small informed members that Commercial Air on Totoket Road will have space available for rent.

- b. Visitation Program – Nothing to report at this meeting.
- c. Website –discussed above
- d. Shoreline chamber –Nothing to report at this meeting.

8. Other Business –none.

10. Adjournment

MOTION: Member Caplan moved to adjourn the meeting at 7:50 p.m., seconded by Member Kranick. With all in favor, motion passed.

Respectfully Submitted,

Mary Caruso
Substitute Recording Secretary